

160.0

0002

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,256,600 / 1,256,600
USE VALUE: 1,256,600 / 1,256,600
ASSESSED: 1,256,600 / 1,256,600

Total Card / Total Parcel


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
82		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MC GEE DOLORES J	
Owner 2: MC GEE MICHAEL P	
Owner 3:	

Street 1: 82 CLAREMONT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MC GEE DOLORES J -

Owner 2: -

Street 1: 82 CLAREMONT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 3296 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10845		Sq. Ft.	Site		0	70.	0.69	8									521,749						521,700	

Total AC/HA: 0.24897

Total SF/SM: 10845

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 521,749

Spl Credit

Total: 521,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Very Good														
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:														
Foundation: 3 - BrickorStone		3/4 Bath: 1	Rating:														
Frame: 1 - Wood		A 3QBth: 1	Rating: Very Good														
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:														
Sec Wall: %		OthrFix: 1	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1													
Color: YELLOW		A Kits: 1	Rating:														
View / Desir:		Fpl: 2	Rating: Very Good														
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: B - Good (-)		Location:															
Year Blt: 1905		Eff Yr Blt:															
Alt LUC:		Alt %:															
Jurisdct: G15		Fact: .															
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: VG - Very Good		4.6 %		Exterior:		No Unit		RMS		BRS		FL			
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		9		4					
Sec Int Wall: %		Economic:		%		Additions:											
Partition: T - Typical		Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood		Override:		%		Baths:											
Sec Floors: %		Total:		4.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 135.00				Electric:											
Subfloor:		Size Adj.: 0.96861625				Heating:											
Bsmnt Gar:		Const Adj.: 0.99989998				General:		Totals		1		9		4			
Electric: 3 - Typical		Adj \$ / SQ: 130.750															
Insulation: 2 - Typical		Other Features: 123000															
Int vs Ext: P		Grade Factor: 1.21															
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W		NBHD Mod:															
# Heat Sys: 1	% Heated: 100	% AC: %	LUC Factor: 1.00	Adj Total: 755631	Depreciation: 34759	Depreciated Total: 720972	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 158.21	Special Features: 0	Val/Su Net: 133.35	Final Total: 720900	Val/Su SzAd 218.75		
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 160.0-0002-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	22 x 28	G	AV	2013	23.82	T	4.8	101			14,000		14,000
More: N		Total Yard Items:		14,000		Total Special Features:				Total:		14,000					
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,576	39,230	61,819													
FFL	First Floor	1,576	130,750	206,062													
SFL	Second Floor	1,182	130,750	154,547													
HST	Half Story	538	130,750	70,278													
OPP	Open Porch	279	22,410	6,253													
WDK	Deck	255	9,920	2,530													
Net Sketched Area: 5,406				Total: 501,489													
Size Ad	3295.5	Gross Area	5943	FinArea	3296												
IMAGE																	
AssessPro Patriot Properties, Inc																	